

New Jersey Schools Development Authority

Project Charter Summary

Charter Version

- ☒ Preliminary
- ☐ Initial
- ☐ Revised
- ☐ Final
- ☐ Final - Amended

Region: Northern
District: Newark
Project Name: Oliver St.
School Type: ES
DOE #: 3570-590-02-0315
Project Type (New/Add/Reno): New Construction
Project Location: Oliver St., Newark
Number of Students: 869
Project Budget: \$ 79,341,148
Anticipated Substantial Completion Date: 04/01/12
Anticipated Occupancy Date: 06/01/12
Project Team Leader: Michael Anselmo
Project Initiation Date:
SDA Board - Project Charter Approval Date:

Project Summary - Narrative Description

The existing Oliver St. school will be replaced with a new 142,949 square foot facility at another site on the same street. The proposed new facility will house 869 elementary school students (Grades 3 through 8), and will include an auditorium, cafeteria, gymnasium, media center, and over 40 classrooms.

Project Scope

The project scope consists of the acquisition and demolition of existing structures, and the construction of a new 142,949 square foot educational facility on the new site. Environmental remedial action is also required, prior to construction of the new school facility. The City of Newark is expected to donate two lots for the school's parking lot.

District Project Goals

To provide a new state-of-the-art educational elementary facility to meet the current building code and life safety standards for the Iron Bound section of Newark.

Funding Source:		% Funded
SDA District		100%
SDA District Local Share		
ROD Local Share		

Recommendation

/s/ Michael Anselmo 10/29/08
Project Manager - PM Date
/s/ Jeannette North 10/30/08
Project Budget Manager - M&P Date
/s/ Thomas Schrum for Ron Carper 10/30/08
Enviro. Specialist - RE Services Date
/s/ Paul Hamilton for Joseph Higgins 10/30/08
Real Estate Specialist - RE Services Date

Concurring Recommendation

/s/ Carol Petrosino for Regina Bleck 10/30/08
Vice President - PM Date
/s/ Andrew Yosha 10/30/08
Vice President - M&P Date
/s/ Thomas Schrum 10/30/08
Managing Director - Real Estate Services Date
Chief Executive Officer Date

**New Jersey Schools Development Authority
Project Charter
Milestones & Delivery Method**

District/Project Name:	Newark/Oliver St.
DOE #:	3570-590-02-0315
DELIVERY METHOD	Design/Bid/Build

Project Milestones	Date
BUILDING OCCUPANCY	06/01/12

<u>Real Estate Services</u>	<u>Duration (IN MONTHS)</u>	<u>70</u>	<u>Date</u>
Feasibility Start			03/15/03
Feasibility Complete			01/30/04
EO215 Submission			01/20/04
EO215 Approval			05/12/04
Site Acquisition Start			04/22/04
Site Acquisition Complete			11/01/08
Relocation Start			08/01/04
Relocation Complete			11/30/08 (Anticipated)
Demolition Start			02/01/09
Demolition Complete			06/01/09
Remediation Start			10/01/09
Remediation Complete			04/01/10
Deed Restriction Required?	Yes		
District Notified?	No		TBD
Classification Exception Area	Yes		
District Notified?	No		TBD

Special Considerations

Demolition is to be conducted in two phases. Remedial investigation will be conducted between these phases. Remediation will follow Phase 2 Demo. It is highly likely that extensive engineering controls, a deed restriction, a CEA and a vapor barrier system will be required for occupancy, due to severity of subsurface conditions.

Design:	Duration (IN MONTHS)	74	Date
Design Start			09/03/03
Design Completion (DCA Release)			11/01/09

Special Considerations

Project was suspended in 2005 and was abandoned by DCA.
DOE is reviewing design for educational adequacy and program compliance.

Construction:	Duration (IN MONTHS)	24	Date
Construction Start (NTP)			04/01/10
Substantial Completion			04/01/12
School Opening Date			06/01/12
Final Completion/Close Out			06/01/12
11 Month Walk Through Completion			05/01/13

Special Considerations

NTP (Construction Start) date of 4/01/10 assumes completion of remediation contractor's work activities. These dates also include possible design modifications if required by DOE or SDA.

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Project Charter

Project Budget

Region:	Northern
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Project Name:	Oliver St.
School Type:	ES
DOE#:	3570-590-02-0315
Project Type (New/Add/Reno):	New Construction
Project Location:	Oliver St., Newark
Number of Students	869

Special Considerations:

The estimated dollars included in this preliminary charter are consistent with estimates represented in the 2008 New Funding Allocation & Capital Plan, except for an additional \$473,857 for demolition, remediation, and relocation costs. Project Teams are expecting to refine and revise those estimates, such revisions to be included in a revised charter. A final charter for this project will be presented for Board review and approval after receipt of bids for construction.

Project Budget:

Gross Area (GSF):			Grossing Factor:
	New	142,949	1.59
	Addition		
	Renovation		
Total Gross Area (GSF):		142,949	
Estimated Cost / GSF	\$320		
Construction Costs (GC) at Bid		\$45,726,247	
Demolition (If separately bid)		\$5,200,000	
E-Rate (If separately bid)			
Construction Contingency		\$2,120,452	
Total CCE		\$53,046,699	
Soft Costs:			
	%		
Design	2.92%	\$1,336,136	
PMF/CM	5.56%	\$2,544,543	
FF&E	2.78%	\$1,272,271	
Technology	1.85%	\$848,181	
Commissioning	3.71%	\$1,696,362	
Other Costs	1.85%	\$848,181	
Total Soft Costs	18.69%	\$8,545,674	
Costs without Land Acquisition		\$61,592,373	
Land Acquisition Costs		\$2,600,000	
Relocation Costs		\$573,857	
PreConstruction/Remediation Costs		\$3,200,000	
Temporary Space			
Local Share/Rebates & Refunds			
Funding from Prior Allocation ¹		\$11,374,918	
Total Project Budget		\$79,341,148	
Funding from Prior Allocation		\$11,374,918	
Funding from 2008 Capital Plan		\$67,966,230	

1. This is not applicable for previously phase funded projects as these costs are incorporated in the individual cost line items.

**New Jersey Schools Development Authority
Project Charter
Budget and Schedule Variance Analysis**

Region:	Northern
District:	Newark
Project Name:	Oliver St.
School Type:	ES
DOE#:	3570-590-02-0315
Project Type (New/Add/Reno):	New Construction
Project Location:	Oliver St., Newark
Number of Students	869

Project Budget:

	July 2008 Capital Plan	Current Budget	VARIANCE Fav/(Unfav)
Grossing Factor:	1.59	1.59	
Gross Area (GSF): New	142,949	142,949	0
Addition	0	0	0
Renovation	0	0	0
Total Gross Area (GSF):	142,949	142,949	0
Cost / GSF	\$370	\$371	(\$1)
Construction Costs (GC)	\$45,726,247	\$45,726,247	\$0
Demolition (If separately bid)	\$5,000,000	\$5,200,000	(\$200,000)
E-Rate (If separately bid)	\$0	\$0	\$0
Construction Contingency	\$2,120,452	\$2,120,452	\$0
Total CCE	\$52,846,699	\$53,046,699	(\$200,000)
Soft Costs: %			
Design 2.92%	\$1,336,136	\$1,336,136	\$0
PMF/CM 5.56%	\$2,544,543	\$2,544,543	\$0
FF&E 2.78%	\$1,272,271	\$1,272,271	\$0
Technology 1.85%	\$848,181	\$848,181	\$0
Commissioning 3.71%	\$1,696,362	\$1,696,362	\$0
Other Costs 1.85%	\$848,181	\$848,181	\$0
Total Soft Costs 18.69%	\$8,545,674	\$8,545,674	\$0
Costs without Land Acquisition	\$61,392,373	\$61,592,373	(\$200,000)
Land Acquisition Costs	\$2,600,000	\$2,600,000	\$0
Relocation Costs	\$500,000	\$573,857	(\$73,857)
PreConstruction/Remediation Costs	\$3,000,000	\$3,200,000	(\$200,000)
Temporary Space	\$0	\$0	\$0
Local Share/Rebates & Refunds	\$0	\$0	\$0
Funding from Prior Allocation	\$11,374,918	\$11,374,918	\$0
Total Budget	\$78,867,291	\$79,341,148	(\$473,857)
Key Milestone Dates:			
DOE Transmittal Date			0
Design NTP			0
Land Acquisition Completion			0
Construction NTP			0
Substantial Completion			0
Final Completion			0
Project Duration (Design NTP to Substantial Completion)	0	0	0

Budget Variance Analysis:

Unfavorable variance due to refined estimates for demolition, relocation, and PreConstruction/Remediation costs.

Schedule Variance Analysis:

Key Punch List Items/Lessons Learned: